Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/16/07 11:43 2 pgs
Fees:13.00 Taxes:591.63
20070816-0097976

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$159,900.00** (One Hundred Fifty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 10th day of August, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7-24-10 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John Kowalsky and Joseph James Kowalsky, and Michael David Kowalsky 1001 North Graycroft Avenue Madison,TN 37115	First Horizon Home Loans 1555 W. Walnut Hill Lane, Suite 200 Irving, TX 75038	042-03-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SILVIA D BUCHANAN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN KOWALSKY, AN UNMARRIED MAN; JOSEPH JAMES KOWALSKY AN UNMARRIED MAN, AND MICHAEL DAVID KOWALSKY AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Primrose Acres, Section 1, of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.

Beginning at a point at the northeasterly margin of Hamblan Drive, the common corner of Lot #54 and #16; thence with the line between said lots, northeastwardly 155 feet to a point; thence southwestwardly 279.1 feet to a point in the northwestwardly margin of Graycroft Avenue; thence with the margin of same southwestwardly 130 feet to a point, the beginning of a curve; thence westwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northeasterly margin of Hamblen Drive; thence with the margin of same northwestwardly 252.7 feet to the point of beginning.

Being the same property conveyed to Silvia D. Buchanan in Instrument 20001201-0118230, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1001 NORTH GRAYCROFT** **MADISON,TN37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2007

WITNESS, this 10th day of August, 2007

Silvia D Buchanan

Silvia D Buchanan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Silvia D Buchanan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of August, 2007.

C. Loy Carney

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

LTSR Number:

GTE File: 2007